



North Stonington Public Schools

Update of 11/23/15

Modernization Proposal

December 17, 2015



North Stonington Public Schools Facility Study
NORTH STONINGTON - CT

December 17, 2015





Tri-Board Meeting

Ad Hoc Building Committee – Presentation Overview

- ❖ Review of the November 25th, 2015 Tri-Board Meeting
- ❖ Update on Meeting with State DOE & Office of School Construction Grants
- ❖ Update on HAZMAT Testing
- ❖ Updated Project Budget - Extension & Alterations for the Middle/High School
- ❖ Alternate Project Approach Options
 - ❖ Capital Improvements Projects
 - ❖ Option “E” Locate Middle/High School at NSES
 - ❖ Sequential Funding and Projects
- ❖ Building Use and Educational Benefits
- ❖ Communications Plan
- ❖ Financial Information



Safety

- ❖ Asbestos, lead and PCB removal – **All Schools**
- ❖ Discontinue use or modification of the tunnel – **Middle / High**
- ❖ Discontinue use of the multipurpose room for physical education - **Elementary**
- ❖ Move computer room to the first floor – **Elementary**
- ❖ Relocation of the Main Office to the front of the school - **Elementary**

Maintenance / Energy

- ❖ Replace windows – **All Schools**
- ❖ Update insulation – **Middle / High**
- ❖ Update buildings to meet current codes (Fire, ADA, Health, Energy) – **All Schools**
- ❖ Update buildings to meet standards for Acoustic & Natural Lighting – **All Schools**
- ❖ Update buildings to meet standards for Indoor Air Quality – **All Schools**
- ❖ Fix / Replace Roof – **All schools**
- ❖ Title IX upgrade – **Gymatorium**
- ❖ Update plumbing & electrical where necessary – **All Schools**

Educational Upgrades

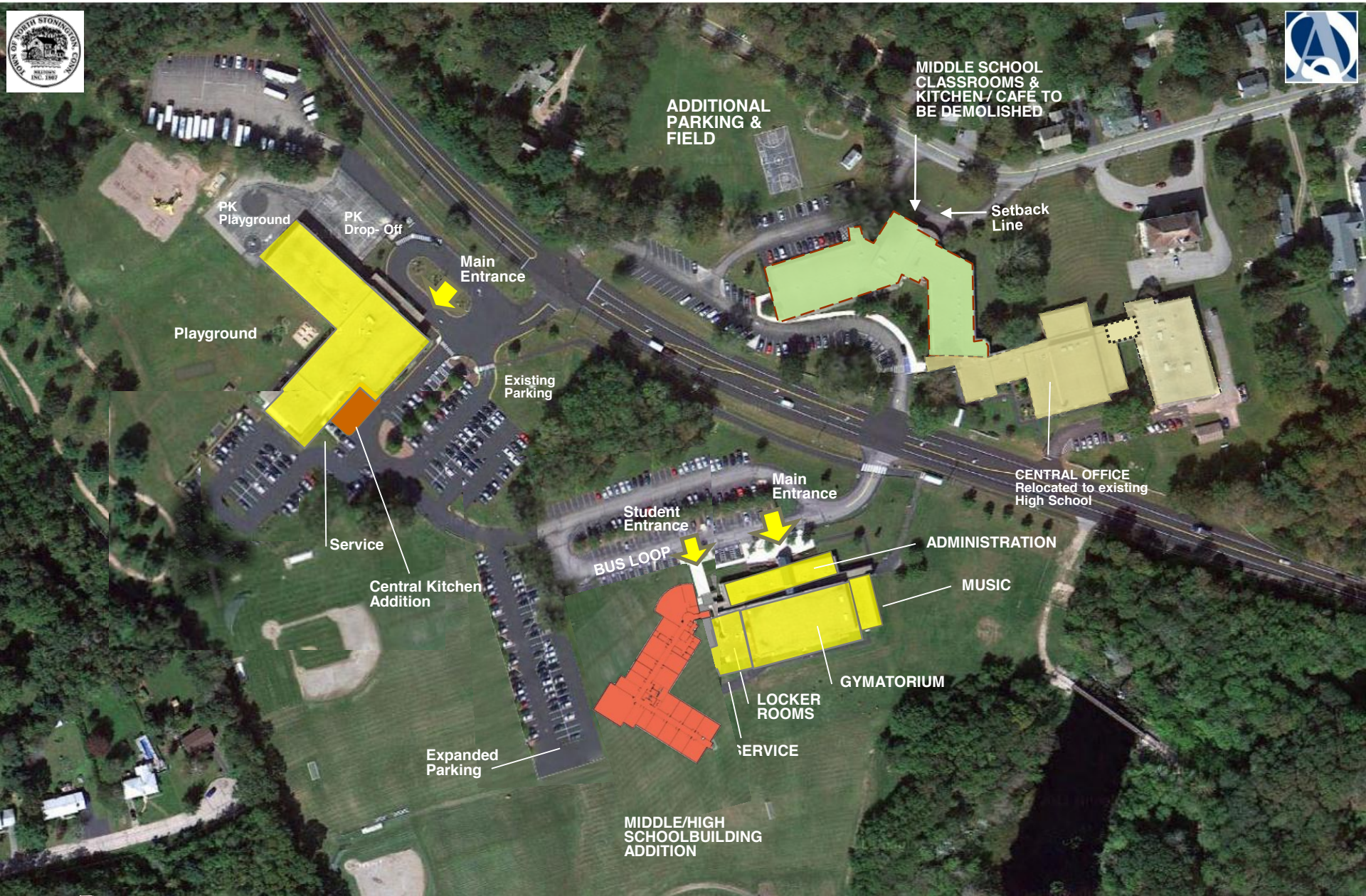
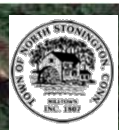
- ❖ Update Science (Biology, Chemistry, Physics Labs) – **Middle/ High**
- ❖ Move 6th Grade back to the Elementary School – **Middle / Elementary**
- ❖ Technology upgrades (items not completed through recent grants) - **All Schools**
- ❖ Cafeteria concerns – **All Schools**
- ❖ Band and Chorus rooms – **Middle / High**
- ❖ Space for meetings & storage – **All Schools**



Steps the Ad Hoc Building Committee has taken to date:

- ❖ Committee has been meeting every Monday evening at 7:00 PM
- ❖ Looked at renovation approaches that minimize construction cost
 - ❖ Demolish fewer walls
 - ❖ Maintain existing plumbing whenever possible
- ❖ Decided on the “Renovate as New” approach to maximize state reimbursement (currently 46.07%)
 - ❖ Renovate As New "automatically" requires fixing most glaring issues such as PCB/HAZMAT remediation, windows, roofs, room acoustics, temperature (heating/cooling), code, electrical, fire, health.
- ❖ Engaged Quisenberry Architects due to their familiarity with the project and with sensitivity to achieving our timeline goal
- ❖ Weighed a number of different options for renovation
 - ❖ Decided bringing 6th grade back to Elementary school made sense educationally and fiscally as it resulted in approximately 10% more reimbursement from the state and brings our Elementary school project to the full reimbursement rate of 46.07%
 - ❖ Committee decided to perform strategic HAZMAT testing on the buildings to have a better sense of the cost of remediation
 - ❖ Ultimately decided on Elementary school option B and MS/HS option C to be presented
- ❖ Three workgroups were formed for further in-depth exploration of the following:
 - ❖ Finance
 - ❖ MS/HS Building Use
 - ❖ Communications





- BUILDING DEMOLITION
- BUILDING RENOVATIONS
- BUILDING ADDITION
- BUILDING TO REMAIN

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SITE PLAN



Project Scope

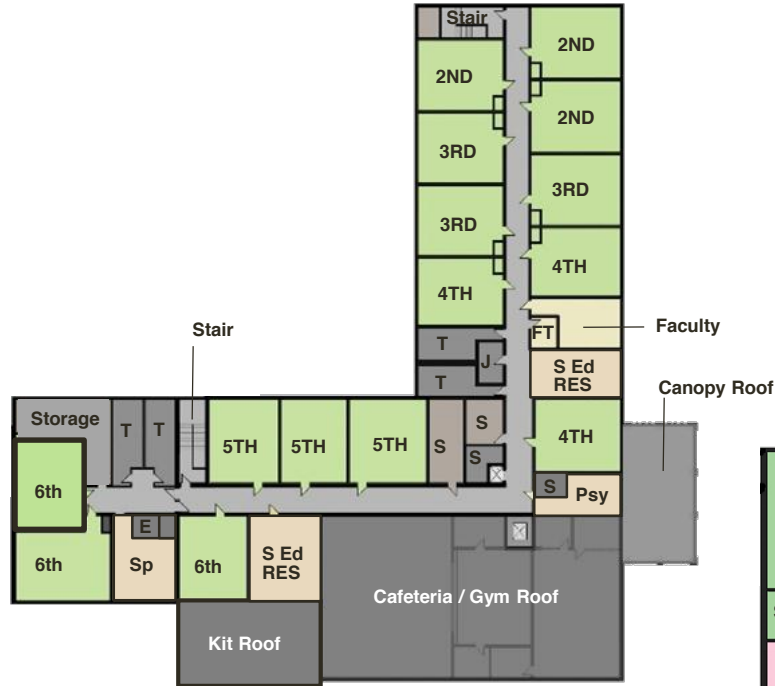
Central Kitchen 2,600 SF

Major Renovations 10,000 SF

Moderate Renovations 7,500 SF

Minor Renovations 13,500 SF

Code / ADA Only 24,296 SF



SECOND FLOOR PLAN

Central kitchen supporting all schools

Cafeteria / Multipurpose room

KEY PLAN

Storage S

Toilet T

Conference C

Office O

Social Worker SW

Psychologist Psy

Reception R

Principal P

Reading Rd

Speech Sp

Waiting W

Faculty Toilet FT

Kindergarten K

Pre-Kindergarten PK

Resource Res

Occupational & Physical Therapy - OT/PT



MAIN LEVEL FLOOR PLAN



North Stonington Elementary
NORTH STONINGTON - CT

BUILDING DESIGN - OPTION B



Project Scope

Addition at Gym	44,500 SF
Demolition	25,000 SF
Major Renovations	7,500 SF
Moderate Renovations	10,000 SF
Minor Renovations	2,500 SF
Code / ADA Only	5,770 SF

MIDDLE / HIGH SCHOOL
BUILDING ADDITIONS



MAIN LEVEL FLOOR PLAN

Wheeler Middle/High School
NORTH STONINGTON - CT

BUILDING DESIGN - OPTION C





STUDENT ENTRANCE

MAIN ENTRANCE



SCIENCE LABS

Stair

SECOND FLOOR PLAN

CLASSROOMS
RIGHT SIZED

Stair

KEY PLAN

Storage	S
Toilet	T
Conference	C
Office	O
Athletic Dir	AD
Social Worker	SW
Psychologist	Psy
Reception	R
Principal	P
Assistant Principal	AP
Reading	Rd
Waiting	W
Faculty Toilet	FT
Resource	Res
Special Ed	S Ed
Guidance Councilor	GC
Practice Room	Pr
Trainer	Tr
Media Classroom	MCR
WB Studio	WBS
Student Study Center	SSC
Elevator	E



Wheeler Middle/High School
NORTH STONINGTON - CT

BUILDING DESIGN - OPTION C

MEETING WITH THE STATE – OFFICE OF SCHOOL CONSTRUCTION GRANTS

ALTERATION: *These are projects which involve changes to the interior structure of an existing building. They may be undertaken to add new features to a facility where the features did not previously exist. As well, programmatic changes could result in a need for modifications to the physical building. **All repair, refurbishing/maintenance and replacement is ineligible for reimbursement.***

EXTENSION: *These are projects which address the space needs of a district through the addition of permanent square footage. Additional enrollment due to general population increases, grade reconfigurations, or redistricting are common reasons supporting the need for a larger facility. As well, a district may build an extension if they are not able to provide new programs or to expand and enhance current programs within the existing building framework. The extensions/additions will be eligible for reimbursement contingent on meeting space standards.*

RENOVATION (Renovate As New): These are projects which comply with the definition of *Renovation* as stated in [Section 10-282](#) of the Connecticut General Statutes. Under this section, a *Renovation* is a school building project to totally refurbish an existing building and which results in the renovated facility taking on a useful life comparable to that of a new facility. While a *Renovation* may include some features of an *alteration*, it is much more comprehensive and must address all aspects of the building. ***The benefit of being classified as a Renovation is that many of the costs considered ineligible for reimbursement in an alteration may be considered eligible in a Renovation.*** This project type was established in support of local decisions to renovate existing schools or to purchase and renovate existing buildings when doing so represents a cost-effective alternative selected after diligent consideration of constructing a new facility. ***Typically space standard waiver requests are more likely to be approved under this category.***



HAZMAT: Tests conducted at the Middle school windows in 2010 indicated the presence of PCBs. The State requires that testing be conducted for PCB, Lead, and Asbestos and remediation occur as part of the renovation project. Knowledge of the extent of the hazardous material is also critical for the safety of the construction workers who will renovate the buildings. The tests will determine where the HAZMAT is present, which will inform the design team on the extent of the abatement and demolition as well the extent of the rebuilding process. This is also the basis of a reliable estimate. HAZMAT especially PCBs can impact the project schedule and overall cost significantly. Additionally depending on the level of the PCBs, an EPA approval is required, which takes 3 to 6 months. Currently there is an ***allowance of \$2.85 Million*** in the budget estimates. Without testing it is difficult to determine the potential cost of this work. ***In some school buildings constructed in the 1950s and 1960s the paint and floor mastic has tested positive for PCBs resulting in significant additional cost to the projects.***

Based on discussions with the building committee, the following building components were tested by the environmental consultant:

Window Caulk

Floor Mastic

Wall Paint

Door Caulk assumed positive based on window results – Not Tested

Roof flashing assumed positive – Not Tested

Lead paint and limited asbestos abatement is included in the cost estimate - Not Tested



HAZMAT: Tests results:

North Stonington Elementary School

The results indicate that the floor mastic is positive for PCBs with the tests ranging from 2.5 PPM to 3.9 PPM. All tests were below 50 PPM and Above 1 PPM.

The results indicate that the wall paint is positive for PCBs with the tests ranging from 3.9 PPM to 40 PPM. All tests were below 50 PPM and Above 1 PPM.

The results indicate that the exterior window caulk is positive for PCBs with the tests over 50 PPM.

Wheeler Middle & High School

1950 Building - The results indicate that the floor mastic is below 1PPM or Not Detected for PCBs.

The results indicate that the wall paint is positive for PCB with the tests ranging from 2.8 PPM to 11 PPM. All tests were below 50 PPM and Above 1 PPM.

The results indicate that the PCBs were not detected at the exterior window.

1960 Building - The results indicate that the floor mastic ranges from ND to 6.4 PPM for PCBs.

The results indicate that the wall paint is positive for PCB with the tests ranging from 8.6 PPM to 18 PPM. All tests were below 50 PPM and Above 1 PPM.

The results indicate that the exterior window caulk is positive for PCBs with the tests over 50 PPM.





PROJECT SCOPE & BUDGET 2015



Relocate the 6th grade to NSES for a PK thru 6th Configuration: There is space available on the second floor of NSES to accommodate the 6th grade students. By relocating the 6th grade students to the elementary school the town is able to get the full reimbursement of 46.07% for the project at this school. *The project includes a 2,600 SF addition for a Central Kitchen. The existing building would be fully renovated to an "As New" status.* The project would meet all educational needs.

Wheeler Middle & High School - 7th thru 12th Grade Configuration: The scope of the project demolishes a large section of the existing school and relocates the central offices to the 1996 addition at the existing high school. *The project will include a 44,500 SF addition at the gymnasium for a consolidated school at the west side of route 2. The existing gymnasium building would be renovated to meet code and educational program requirements.* The project would meet all educational needs. Security will be upgraded and the route 2 connector will be not be modified.

The scope for both projects include:

- Address Hazmat & health concerns in all schools.
- Address storage issues in each school.
- Consider alternative energy / solar etc.
- Address security at the schools.
- Address all NEASC citations.
- Title IX at all buildings.
- Meet educational specifications.
- Maximize state reimbursement
- Address building and fire codes deficiencies in all schools.

Updated Escalation To 3% Per Year

Combined Bid Economy Of Scale In Bids

NSES Project Cost	\$14.74M
WMHS Project Cost	<u>\$23.82M</u>
Total Project Cost	\$38.56M

State Reimbursement	<u>\$17.09M</u>
*Cost to North Stonington	\$21.47M

**Cost to the Town \$20.84M with full Space Standard Waiver for the High School*



Impact of Separate Projects

- Anticipated escalation \$1.5 Million over three years to the start of the project including time for a second referendum for the second project.
- Hazmat would not be addressed at one of the schools for three years.
- NEASC accreditation concerns for the High School.
- A Kitchen would be required at the high school if it is the first project.
- Security would not be addressed at the high school if it is the second project (Route 2) and security for the elementary school would not be addressed if it is the second project (Location of Office).
- Future interest rates.
- Lose the economy of scale in bidding the projects together.
- Re-evaluate the building systems as they will be three years further into their life.
- Potential reduction of the reimbursement rate based on historical data.
- Educational program impact (Science at Wheeler) if it is the second project.



Convert the Elementary School to the Middle/High School

- ❖ Access to the gymnasium and band will continue to be a security issue.
- ❖ A 7,500 SF addition would be required to accommodate the program.
- ❖ Reimbursement Rate would decrease to 38.25%.
- ❖ Construction Phasing will be extremely difficult and may require temporary portables for swing space.
- ❖ Many of the existing high school rooms will not accommodate a class sizes of 22+ students currently at the elementary school.
- ❖ Simultaneous construction would not be possible thus increasing escalation and construction general conditions costs.
- ❖ HAZMAT costs will increase.
- ❖ Cost of the Middle/High School for this option is \$27.38 M with a cost to the Town of 17.44M.
- ❖ Cost of NSES increases to \$22.31 M with a cost to the town of \$12.24 M.
- ❖ Overall project costs increase by \$6 Million while State reimbursement decreases.



Capital Improvement Projects Approach

This approach assumes that the existing building and grade configuration will be maintained at each facility and no demolition will occur.

- HAZMAT Remediation & Replacement at all Schools: \$13.9M Gross - \$10.2 Net
- Indoor Air Quality – Ventilation & Air conditioning: \$ 8.9M Gross - \$7.1 Net
- Roof Replacement: \$ 3.2M Gross - \$1.9 Net
- Fire Suppression Sprinklers in Schools: \$ 2.0M Gross - \$1.4 Net
- Security - Route 2 Connector and location of Office: \$ 2.5M Gross - \$1.9 Net
- Update Code & ADA Deficiencies: \$ 5.2M Gross - \$3.6 Net
- Existing Science Labs Updated: \$ 2.3M Gross - \$1.8 Net
- Kitchens – Existing equipment and Staffing to remain
- No Site work
- No Building Additions or Demolition

Total Cost \$38 Million, with a Net Cost to the Town of \$27.9 Million

Assumes phased renovations in multiple small projects encompassing summers. All repair and replacement costs will not be eligible for reimbursement. Reimbursement percentages may be lower due to annual changes of reimbursement rates and the limited scope of each project.



Projects Approach Options

Option One - Elementary School Only: \$15.59M Gross - \$8.52 Net

No work at the Middle & High School – Future Cost of the Middle/High School will be higher.

Option Two -Middle & High School Only: \$26.33M Gross - \$14.84 Net

No work at the Elementary School – Future Cost of the Elementary School will be higher.

Option Three - Combined Project: \$38.56M Gross - \$21.47 Net

All Deficiencies Addressed for PK thru 12th Grade

Option Four - Multiple Smaller Projects: \$38.00M Gross - \$27.90 Net

Only Major Issues addressed

NOTE: The total cost of separate projects, options one and two, will exceed \$41.92M as there will be escalation based on the when the project approval is given and construction is started. Additionally the cost to the Town of North Stonington will be higher than \$23.36M based on the reimbursement rate at the time the second application is submitted.





Project Impact on Taxpayers

Scenario A: \$21.47 million: Full reimbursement

1) 20 years @ 4%

- Payments: \$1,569,703.82/year
- Cumulative Interest: \$9,924,076.21
- 12% tax increase to cover

2) 20 years @ 3.75%

- Payments: \$1,535,496.96/year
- Cumulative Interest: \$9,239,939.16
- 11.7% tax increase to cover

3) 20 years @ 3.2%

- Payments: \$1,461,695.44/year
- Cumulative Interest: \$7,763,908.74
- 11.18% tax increase to cover





Repurpose

- Youth Gym/Recreation Programs- coordination, integration and expansion of existing community-based programs
- Special Education Transition Programs- options for other districts to consider for placement and reduction of local expenses
- Alternative Education Programs- allows for program development and options for career readiness opportunities





Rethink

- Private school partnerships- generates revenue to support local budgets
- University Classrooms- provides opportunities for early enrollment and degree programs (reduced tuition costs for families) and adult education for the community
- Partnership Classrooms- mitigate costs of out of district placements and generates revenue for the school and/or local budget





Reimagine

- Employment Training Center- provides access retraining, placement, employment and social services to the community
- Hub for Technology- encourages corporate partnerships, internships and enrichment opportunities for students
- Adult Learning Center- offers lifelong learning opportunities to the community





Renovating Old vs. Building New



WHEELER HIGH SCHOOL

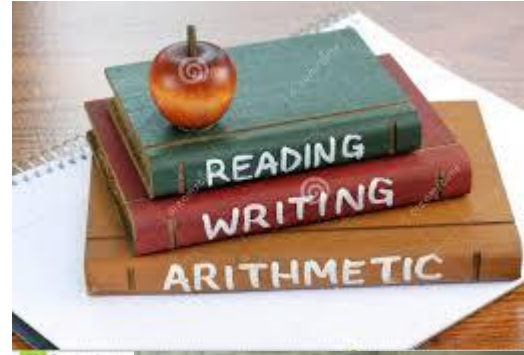


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EDUCATIONAL BENEFITS



20th Century Classroom - The Three R's



Download from
Dreamstime.com



Reading and writing, arithmetic and grammar do not constitute education, any more than a knife, fork and spoon constitute a dinner.

(John Lubbock)

lzquotes.com





EDUCATIONAL BENEFITS



Instructional Opportunities

Do our K-12 test scores matter if our children cannot compete in a global society?

- Decreased passing time between buildings alone increases instructional time for students
- Flexible use of space allows for opportunities to expand program options to meet the current and future needs of students- Expanding/Enhancing the Program of Study (scheduling flexibility, virtual classrooms); Early Childhood Requirements for space and developmentally appropriate instruction; meeting the National Science Teachers' Association recommendations for learning environments and STEM (science, technology, engineering and mathematics) programming; Providing an environment to support 21st Century Skills- innovation, collaboration, critical thinking, and research





Safety

Is it the ethical obligation of those elected to keep our children safe?

- Elimination of tunnel- “Rampage-shootings happen in two kinds of places: a small town in the middle of nowhere, or an exurb...The one institution that really is visible throughout the entire community is the school.” In this day and age, why are we allowing such an easy target to exist?
- Proximity control- redesign of Elementary School main office allows for security and screening of individuals seeking access to our children (a basic precaution)
- Opportunity to assess/align current technology infrastructure with recommended safety and security needs (i.e. video monitoring, building accessibility)
- Mitigation and elimination of toxic materials- Is this a reasonable and minimum expectation of parents?





Fiscal

Balancing fiscal responsibility with educational improvements

- Reduced maintenance and repair expenditures to inefficient and aging buildings= increased per pupil spending on instructional programming and professional development
- Allows for the repurposing of space and a reallocation and generation of funds to address budget impact items (i.e. rising utility costs, state mandates, contractual obligations, special education tuition costs, etc.)





Simply stated...

- Bringing educational opportunities to our children that are afforded in other communities is our collective responsibility as parents, educators, board officials and community members.
- Ensuring that the environment is safe and conducive to learning is fundamental and the foundation of our plan.





Ad Hoc Building Committee – Communications Plan

OBJECTIVE:

Provide excellent communication to North Stonington residents, pertaining to the proposed school renovation project. All distributed information will be vetted by the Selectmen.

❖ PROCESS OF INFORMATION

❖ METHODS OF DISTRIBUTION

❖ INFORMATION MATERIALS





Ad Hoc Building Committee – Communications Plan

❖ PROCESS OF INFORMATION

- Communication sub groups will develop information and determine distribution through various channels.
- All information to be distributed will be brought to the Ad Hoc Committee for review of content and method of distribution.
- Ad Hoc Committee Chair (Mike Urgo), will report content and method of distribution with Selectmen liaison (to be determined).
- After approval from Selectmen, information will be distributed.





Ad Hoc Building Committee – Communications Plan

❖ METHODS OF DISTRIBUTION

- **Town Gatherings-** Via presentations and Q&A
- **Town web site-** Create a designated page with links to documents or videos
- **North Stonington Bulletin Board-** 2nd Web site
- **Printed News-** Utilize press release to The New London Day, Mystic River Press, North Stonington Quarterly and Westerly Sun
- **SEC TV Groton-** Utilize free access public broadcasting
- **Postage-** Mailing of pamphlet information to residents
- **Board of Education-** email distribution
- **PTA-** Parent Teachers Association
- **Teacher Union Leadership**
- **Social Media-** Designated team to utilize Facebook
- **Radio – 94.9 Talk Show**





Ad Hoc Building Committee – Communications Plan

❖ INFORMATIONAL MATERIALS

- **Article in North Stonington Quarterly-** Article informing residents of upcoming proposal, methods of communication and Q&A to cover big picture information.
- **Question and Answer-** Standard Q&A will continue to be developed and made available to residents through pamphlet, web-site and social media.
- **Ad Hoc project Briefing-** Descriptive of history and importance of project proposal to town sent to printed news and all other methods of distribution.
- **3 Minute Videos-** Short stories that can be sent out for press release to news stations and accessed on YouTube via link on town web-site.
- **Presentations-** Canned presentations available to use at various venues.
- **Feedback Link for Residents-** Designated e-mail address that allows residents to give comment or ask questions.
- **Others-** As opportunities arise they can be brought to the Ad Hoc Communication Sub Committee.

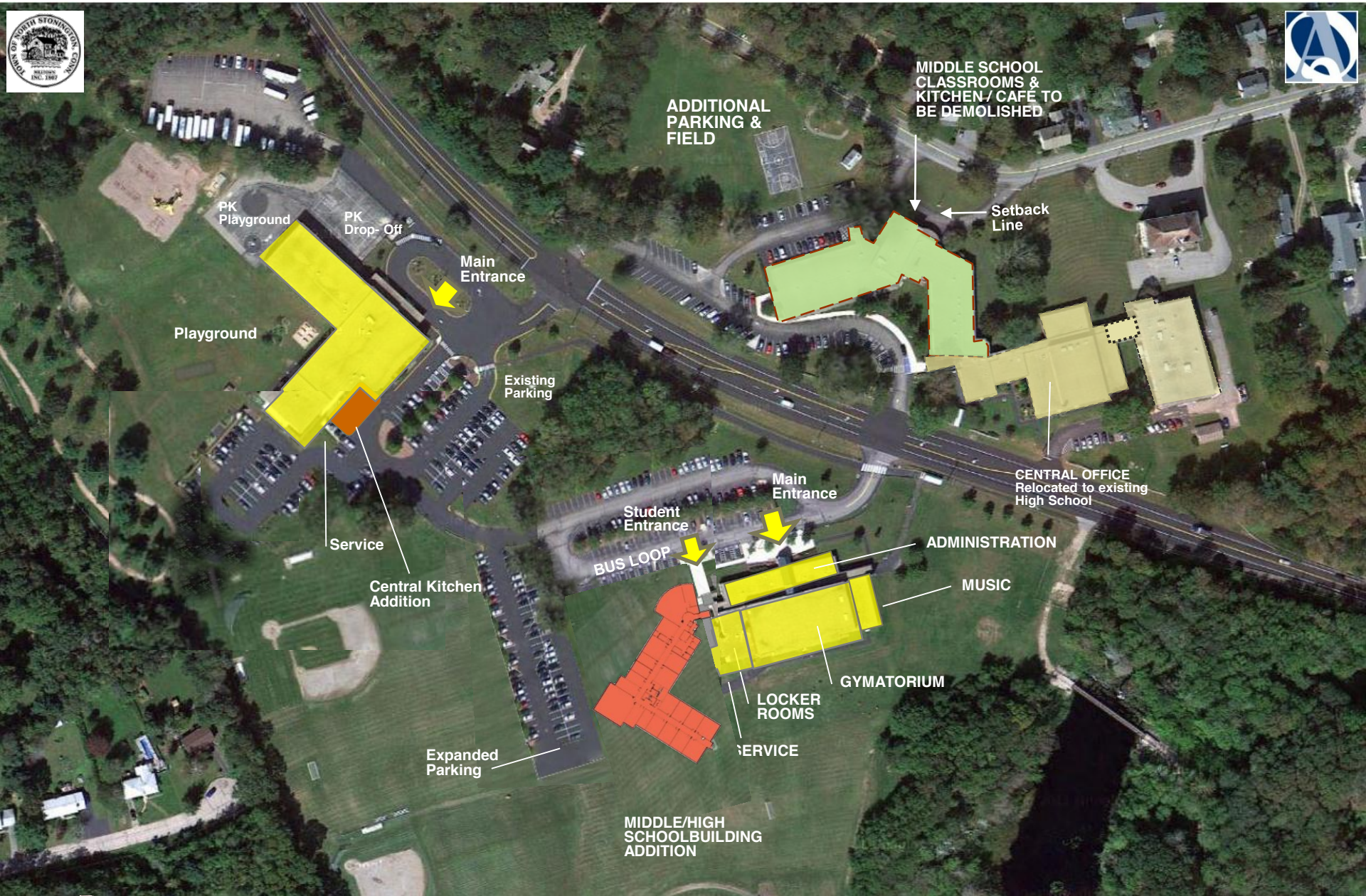
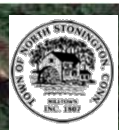




PROPOSED SCHEDULE

- ❖ Public Information Presentations - January through March 15th 2016
- ❖ Finalize Project Approach – Wednesday March 15th, 2016
- ❖ Public Hearing – Monday March 21st, 2016
- ❖ Board of Selectmen Meeting to Request Funding - Tuesday March 29th, 2016
- ❖ Board of Finance Meeting to discuss the Funding Request – Wednesday March 30th, 2016
- ❖ Town Meeting Monday - April 11th, 2016
- ❖ Board of Selectmen Set Referendum Date - April 11th, 2016
- ❖ Referendum - April 18th, 2016





- BUILDING DEMOLITION
- BUILDING RENOVATIONS
- BUILDING ADDITION
- BUILDING TO REMAIN

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DISCUSSION